

HORSHAM LAND REDEVELOPMENT AUTHORITY

REQUEST FOR PROPOSAL (RFP) FOR BRAC RELATED LEGAL COUNSEL FOR NAS-JRB WILLOW GROVE

Addendum #1

Response to Questions Received

The Horsham Land Redevelopment Authority (HLRA) is requesting proposals from professional legal counsel to advise the HLRA regarding issues relating to military base realignment and closure and environmental law relating to the Base Realignment and Closure (BRAC) 2005 closure of the former Naval Air Station-Joint Reserve Base (NAS-JRB) Willow Grove.

Sealed proposals: Proposal will be delivered to the following address:

Horsham Land Redevelopment Authority
Attn: Michael D. Shinton, P.E., Executive Director
1025 Horsham Road
Horsham, PA 19044

Proposal Deadline: 3:00 PM (Local Time), December 6, 2024

Proposals must be delivered to the HLRA at the address and time listed above in order to be considered.

All proposals must be in sealed envelopes clearly marked:
“SEALED PROPOSAL - HLRA RFP 24-01, BRAC Related Legal Counsel”

Guidelines detailing form and content requirements for the proposal are attached.

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HLRA Executive Director
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**ADDENDUM #1 TO REQUEST FOR PROPOSAL
FOR BRAC RELATED LEGAL COUNSEL
FOR NAS-JRB WILLOW GROVE**

In accordance with Section 5.0 of this RFP, the below questions were received by the deadline of 4:30 PM (local time) on November 15, 2024. This addendum contains responses to all questions received.

Questions and Answers

Question #1: Is Catellus still the designated master developer for the base? Has Catellus developed a Reuse Plan for entitlement purposes that is different than the Reuse Plan that is identified on the HLRA website, which is presumably now the approved BRAC Reuse Plan? What role does HLRA anticipate Catellus playing in the structure, timing, negotiation and funding of the EDC?

Response #1: The HLRA has an Exclusive Negotiation Agreement (ENA) with Catellus relating to Master Developer services at the former NAS-JRB Willow Grove site. Negotiations on a Master Development Agreement (MDA) are on hold since the Navy has not been able to provide a firm transfer date.

The HRLA's Redevelopment Plan is the current 'BRAC Reuse Plan'. Catellus has not developed any plans relating to the redevelopment.

Once the Navy provides firm date(s) for future property transfers, the HLRA anticipates that discussions/negotiations with Catellus on the MDA will be re-started and Catellus's role will be finalized.

Question #2: Is there a pending EDC or approved application for some or all of the land at NAS Horsham? If so, what land at NASJRB does that EDC pertain to and what is the status of that application and/or its approval? If the EDC is already approved, could HLRA share any Term Sheet, MOA or Purchase Agreement with Navy relating thereto?

Response #2: The HLRA and the Navy are currently in the process of negotiating an EDC agreement for a small portion of the former base. The EDC is for property at the southern end of the former base (outside the fenceline) which the Navy used as a clear zone at the end of the runway (called the Maple Avenue parcel). The HLRA and the Navy are discussing the Memorandum of Agreement (MOA) for the EDC.

Note that the ENA with Catellus was modified to exclude the Maple Avenue parcel from the master development agreement discussions/negotiations.

Question #3: Have specific Public Benefit Conveyances been approved and/or transferred, other than the Horsham Memorial US Army Reserve Center referenced on the HLRA website?

Response #3: There have been two Public Benefit Conveyance (PBC) transfers. The former Horsham Memorial US Army Reserve Center parcel was transferred to the Hatboro Horsham School District via a US Department of Education PBC. A small parcel (called the Southeast Clear Zone – about seven acres east of Easton Road (Route 611)) was transferred to Horsham Township via a US Department of Interior/National Park Service PBC.

Question #4: Other than the anticipated EDC, are there any other BRAC conveyance mechanisms that HLRA has pursued or intends to pursue at this time for portions of the base (i.e. public sale, leasebacks, etc.)?

Response #4: The HLRA intends to continue to negotiate with the Navy for the remainder of the former NAS-JRB Willow Grove under an EDC application. No other conveyance mechanisms are planned at this time.

Question #5: Is there a Caretaker Agreement in place between HLRA and Navy?

Response #5: There is no caretaker agreement in place with the Navy at this time.

Question #6: Is there a Lease in Furtherance of Conveyance or other interim leases or licenses in place between HLRA and Navy? If so, has HLRA executed any subleases with tenants for facilities at NASJRB?

Response #6: There is no LIFOC in place with the Navy at this time. There is one lease with the Navy for two parcels associated with the Delaware Valley Historical Aviation Association (DVHAA). DVHAA had a Museum located at the edge of the former base on Easton Road (Route 611) and a Maintenance Area at the southern end of the base prior to the BRAC Closure in 2011. The HLRA decided to continue those uses at that time (since the Redevelopment Plan includes the DVHAA Museum as a future part of the reuse). The HLRA has a sub-lease with the DVHAA for that use. Both the lease and the sub-lease have been extended over the years.

No other leases have been executed and none are anticipated in the future.